

Glossary

Associated costs – The costs that represent a developer’s or a group’s “fair share” for the cost of public facilities based on a development’s impact to those public facilities.

Backbone infrastructure – The larger, shared distribution, collection and processing elements of the circulation, water, wastewater, and drainage systems that will be used by the community as a whole or multiple neighborhoods. For example, a sewer or water main running through Centre Street would be part of the backbone infrastructure; whereas, a water line in Second Street or another local street within the Fallingstar Master Plan Area would not be part of the backbone infrastructure.

Best Management Practices (BMPs) – A technique, process, activity, or structure used by project designers, construction professionals, or property owners that are considered a preferred way to achieve a specific result or results. BMPs are typically used to reduce the pollutant content of a storm-water discharge.

Bio-swales – Drainage conveyance systems that include landscape elements designed to remove silt and pollution from surface runoff water.

Buildout - Buildout is an estimate of the ultimate level of development (e.g., number of dwelling units and square-footage of commercial development) and accompanying population that can be expected according to the land uses envisioned by this Plan, including any special limitations on density or intensity of development. The estimated buildout may not actually be achieved due to such factors as physical or environmental development constraints on certain properties and market demand. The buildout population estimate of this Plan is 5,260.

Commercial node – A commercial area where several businesses would be located in proximity to one another and that encourages social activity. Commercial nodes could consist of businesses that are centered on a downtown intersection or adjoining blocks, businesses lining a plaza or other open area, or businesses adjacent to a civic building such as a post office.

Condominium - Individual ownership of a dwelling unit within a multi-family project with common ownership in shared areas. These may be attached or detached units. Condominiums are defined in Section 1351 of the California Civil Code.

Federal Incidental Take permit - A permit issued under Section 10 of the Federal Endangered Species Act (ESA) to private, non-federal entities undertaking otherwise lawful projects that might result in the take of an endangered or threatened species. “Take” is defined by the ESA as activities that harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect any threatened or endangered species. Harm may include significant habitat modification that actually kills or injures a listed species through impairment of essential behavior (e.g., nesting or reproduction).

Floor Area Ratio (FAR) – The ratio of building space to land area. This may be used as an indicator of the intensity of development on a parcel. For example, a one-acre lot with an allowed FAR of 0.5 could have up to 21,780 square feet of floor area. The allowed floor area could be spread over multiple stories in a single building or in multiple buildings.

Forbs – Generic name for herbaceous plants that are commonly associated with grasslands and that have a similar growth form, but are not grass species.

Garden apartments - Low-rise apartment buildings with landscaped grounds that are often in a central open area.

Green technology – Technologies that are environmentally friendly, sustainable, or part of holistic approach to design, construction, and demolition that minimize a project's impact on the environment.

Guidelines – Guidelines are advisory, but are used in evaluating projects subject to discretionary review. They recommend features or techniques that help achieve a desired effect through a combination of ways rather than by fixed standard. However, alternative approaches that achieve the same or better results may also be used. Guidelines generally deal with design issues.

Habitat Conservation Plan (HCP) – A plan prepared under the Federal Endangered Species Act by non-federal parties wishing to obtain permits for the “incidental take” of threatened and endangered species. See Federal Incidental Take permit. For the Shandon area, an HCP would primarily cover the San Joaquin kit fox.

Half-plex (duplex) – Two dwellings in one building that have a common wall. Half-plex is the term usually used where each unit is owned separately.

Labor force - The labor force includes all people classified in the civilian labor force, plus members of the U.S. Armed Forces (people on active duty with the United States Army, Air Force, Navy, Marine Corps, or Coast Guard). The Civilian Labor Force consists of people classified as *employed* or *unemployed*. *Employed* includes all civilians 16 years old and over who were either (1) "at work" -- those who did any work at all during the reference week as paid employees, worked in their own business or profession, worked on their own farm, or worked 15 hours or more as unpaid workers on a family farm or in a family business; or (2) were "with a job but not at work" -- those who did not work during the reference week but had jobs or businesses from which they were temporarily absent due to illness, bad weather, industrial dispute, vacation, or other personal reasons. Excluded from the employed are people whose only activity consisted of work around the house or unpaid volunteer work for religious, charitable, and similar organizations; also excluded are people on active duty in the United States Armed Forces. The reference week is the calendar week preceding the date on which the respondents completed their questionnaires or were interviewed. This week may not be the same for all respondents. *Unemployed* includes all civilians 16 years old and over if they (1) were neither "at work" nor "with a job but not at work" during the reference week, and (2) were actively looking for work during the last 4 weeks, and (3) were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness. (*Source: U.S. Census Bureau*)

Live-work arrangements – Arrangements in which a business owner or employee live on the same site as the business. See Mixed Use.

Low Impact Development (LID) - An innovative approach to stormwater management in which the basic principle is to design the built environment to remain a functioning part of an ecosystem rather than exist apart from it. LID's goal is to mimic a site's pre-development hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source.

Master Plan Areas - Distinct geographical areas within the Community Plan where the community is expected to grow. There are specific standards and guidelines for these areas. Please refer to Section 3.2.

Mixed Use - Development where residential uses occupy the same site together with commercial uses. In most cases, the dwellings are attached to or on the second floor above the commercial space.

Obligated costs - Costs that represent the “up-front” funding that project developers are required to pay to in order to initiate development.

Official Maps - Part III of the Land Use Element, the Official Maps are on file in the County Department of Planning and Building and depict land use categories (zoning), combining designations, and circulation. They show the land use categories and combining designations for each parcel of land in the county, and streets, roads and highways that are classified as arterials and collectors. Figures 3.1 and 5.1 of the Shandon Community Plan are generally consistent with the Official Maps; however, the Official Maps must be used to determine precisely what land use designations apply to particular properties.

Patio homes - Small, detached dwellings with a private, usable yard. See Figure 3.1.1

Pocket parks - Small parks, usually less than one acre, with limited active use areas that serve the immediate neighborhood. Pocket parks are commonly on the interior of a block.

Policies - Statements that represent the County’s adopted position and guide decision-making. Policies are used for determining the consistency of a proposed discretionary land use, development or subdivision application with the Community Plan. Programs, standards and guidelines help implement policies.

Programs - Recommended actions, rather than mandatory requirements, that help implement the goals and policies of this Plan. A program may be initiated by the County or another agency or group. Since many recommended programs involve public expenditures or other funds, the initiation of programs will depend on the availability of funding.

Standards - Requirements that are primarily to be included in the design and evaluation of development projects and land divisions. They address special conditions and help provide consistency throughout the community or within a particular land use category or combining designation. Compliance with standards is mandatory.

Strategic Growth Principles – Principles listed in Framework for Planning in the Land Use Element of the County General Plan that facilitate strategic growth. Strategic growth is a compact, efficient and environmentally sensitive pattern of development that provides people with additional travel, housing and employment choices. It focuses future growth away from rural areas and limited resources, closer to existing and planned job centers and public facilities where sustainable resources are available.

Study Area – The Study Area is a geographic boundary of approximately 2,081 acres approved by the County Board of Supervisors, as recommended by the Shandon Advisory Council, for the purpose of developing the Shandon Community Plan. Figure 1.2 shows the Study Area boundary.

Townhouses – Attached dwellings in which, commonly, each unit is two stories.

Traffic calming – The introduction of physical features within and adjacent to the street system in order to help move traffic, reduce speeds, and help create a safer circulation environment. Traffic calming features may include changes in the texture or color of the driving surface, a geometrical change, such as a roundabout, and changes in vertical elements like street trees and buildings near sidewalks. These features may be in conjunction with traffic control elements (see definition below).

Traffic control elements – Regulatory elements in the street system, such as stop signs, signal lights, turning lanes, posted speed limits, crosswalks, and directional signage.

Urban Reserve Line (URL) - The URL is a boundary separating urban land uses from rural land uses. It is based upon the area needed to accommodate growth during the time frame of the Community Plan. The land within the URL is referred to as the Shandon Urban Area. The Shandon Urban Area Standards found in Section 22.110.060 of the Land Use Ordinance apply to land within the URL. Figure 1.2 shows the URL as it relates to the Study Area boundary. Figure 3.1 shows the urban land uses within the URL.

Value-to-lien ratio – The appraised value of an improved parcel or parcels of land (with infrastructure but without structures) as compared to the required bond amount (lien) for the public facility being financed.

Waterless plumbing fixtures – A technology that allows urinals to operate without water.

Workforce housing - Housing that is affordable to workers earning up to 160 percent of average median income.